



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: March 24, 2022

Project: North Airport Business Subdivision, Phase 2 (Certified Plat 2022-004)

Applicant/

Property

Owner: DNA5, LLC

Location: North of Madison Boulevard, East of County Line Road

Request Summary

This is a request for a certified plat for two lots on 66.17 acres.



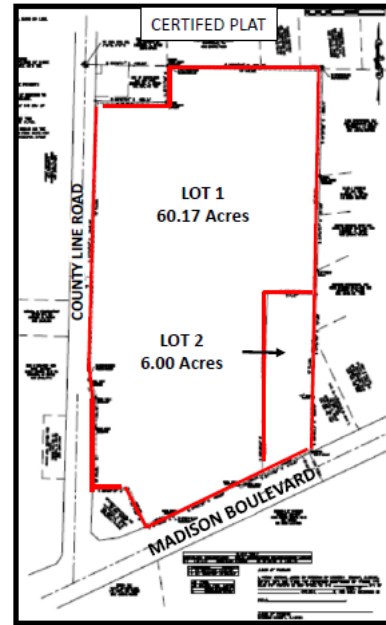
Recommendation

Motion to:

“Approve the Certified Plat for North Airport Business Subdivision, Phase 2 (CP2022-004) with contingencies.”

Project Request

This is a certified plat that is proposing to divide a six-acre lot from a 66.17 acre property.



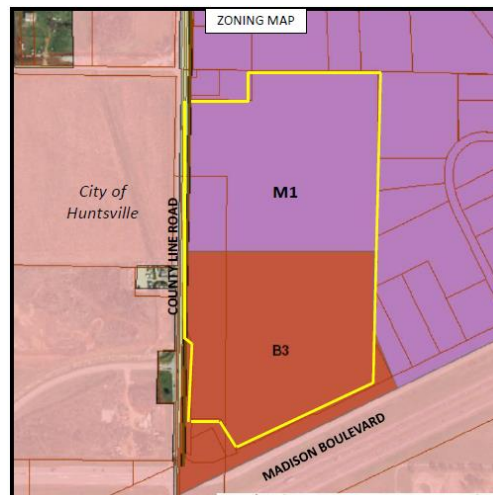
General Information

Background:

North Airport Business Subdivision was recorded on June 24, 1994.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	WSMP Vision Map	Zoning	Existing Land Use
Subject Site	CC (Convenience Commercial) I (Industry)	B3 (General Business) M1 (Restricted Industrial)	Undeveloped
North of Subject Property	I	M1	Light industrial uses and undeveloped
East of Subject Property	I	M1 and B3	Light industrial uses and commercial
South of Subject Property (across Madison Blvd)	n/a	City of Huntsville	Industrial and Airport
West of Subject Property (across County Line Rd)	n/a	City of Huntsville	Undeveloped



March 24, 2022

Conformance with Long Range Plans:

1. Future Land Use Map. Not Applicable
2. West Side Master Plan
The subject property has been designated two place types: CC (Convenience Commercial) and I (Industry). These place types match the underlying zoning.
3. Growth Plan. Note Applicable
4. Parks & Recreation Master Plan. Not Applicable

Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

Analysis

The proposed subdivision will create a six acre lot for future development. The lot will be located on the commercially zoned part of the property. The plat meets all applicable regulations and staff recommends approval.

Attachments

1. Recommended Technical Review Committee Contingencies for North Airport Business Subdivision, Phase 2/Certified Plat
2. Certified Plat dated and received March 9, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies
North Airport Business Subdivision, Phase 2 Certified Plat

Planning Department

1. Signatures:
 - a. Surveyor
 - b. Dedication
 - c. Notary